

CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- April 19, 2019

121 N. LaSalle Street- City Council Chambers- 2nd Floor

Approval of the minutes from the March 15, 2019 regular meeting of the Board.

Approval of the agenda for the April 19, 2019 regular meeting of the Board.

9:00 A.M.

182-19-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	Barbara and Stanislaw Pluta	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1755-57 N. Wolcott Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 33.88' to zero, north and south setback from 4.48' each to zero each, combined side setback from 11.2' to zero, the enclosed rooftop setback from 20' to 16' for a proposed two-story single family residence with an attached five-car garage with roof deck.	

- **Denied**

183-19-S	ZONING DISTRICT: M1-2	WARD: 47
APPLICANT:	Stocking Urban, LLC	
OWNER:	ALL-ROB, LLC	
PREMISES AFFECTED:	4510-20 N. Ravenswood Avenue	
SUBJECT:	Application for a special use to establish an indoor sports and recreation use (6,720 square foot gymnasium) within an existing 13,785 square foot building.	

- **Approved**

184-19-S **ZONING DISTRICT:** C1-2 **WARD:** 8
APPLICANT: Eagle Eye Nesting Ground Ministries, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 901-07 E. 75th Street
SUBJECT: Application for a special use to establish a religious assembly in an existing one-story building with six new unenclosed onsite parking stalls.

- **Approved**

185-19-S	ZONING DISTRICT: DX-7	WARD: 3
APPLICANT:	1407-1411 S Michigan, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1407-11 S. Michigan Avenue	
SUBJECT:	Application for a special use to establish a non-accessory public garage with ninety-seven parking spaces within a mixed use building.	

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- Continued to May 17, 2019 at 2:00 p.m.

- **Approved**

191-19-Z	ZONING DISTRICT: RM-5	WARD: 43
APPLICANT:	Prop-RT Residential realtors & Developers, LLC series 1928 N Cleveland	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1928 N. Cleveland Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 35.77' to 25.5', north setback from 2' to 1' (south to be 3'), combined side setback from 4.9' to 4' for a proposed three-story, single family residence with a roof deck over a semi-attached garage.	
<ul style="list-style-type: none">• Approved		

193-19-S	ZONING DISTRICT: B3-2	WARD: 6
APPLICANT:	Memfis Naturals, LLC	
OWNER:	211 E. 79th St., LLC	
PREMISES AFFECTED:	211 E. 79th Street	
SUBJECT:	Application for a special use to establish a hair salon.	
• Approved		

195-19-S

ZONING DISTRICT: B3-2 **WARD:** 2

APPLICANT: Underground Nail Art Salon, LLC

OWNER: Shanti Development Corp.

PREMISES AFFECTED: 938 N. Damen Avenue

SUBJECT: Application for a special use to establish a nail salon.

- **Approved**

197-19-S **ZONING DISTRICT:** B1-5 **WARD:** 2
APPLICANT: Celina's Nail Spa, LLC
OWNER: 1205 West Webster, LLC
PREMISES AFFECTED: 1205 W. Webster Avenue
SUBJECT: Application for a special use to establish a nail salon.
 • **Approved**

198-19-S **ZONING DISTRICT:** B3-1 **WARD:** 37
APPLICANT: Alexis Gonzalez
OWNER: DSK, LLC
PREMISES AFFECTED: 4058 W. Division Street
SUBJECT: Application for a special use to establish a nail salon.
 • Approved

199-19-S	ZONING DISTRICT: B3-1	WARD: 35
APPLICANT:	Jesus Arreola d/b/a Darlene's Unisex	
OWNER:	Rogelio Llamedo	
PREMISES AFFECTED:	3442 W. Fullerton Avenue	
SUBJECT:	Application for a special use to establish a beauty salon.	
• Approved		

CONTINUANCES

528-18-Z	ZONING DISTRICT: RS-2	WARD: 33
APPLICANT:	2805 Eastwood, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2805 W. Eastwood Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 54.417' to 28.093', east setback from 4' to 3' (west to be 4'), combined side setback from 9' to 7', rear setback from 33.60' to 28.093, rear yard open space from 400 square feet to 268 square feet for a proposed two-story, single family residence.	
• Withdrawn		

642-18-Z	ZONING DISTRICT: RS-3	WARD: 40
APPLICANT:	Peter Paraskevoulakos	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4707 N. Talman Avenue	
SUBJECT:	Application for a variation to convert an existing non-conforming two dwelling unit building to a three dwelling unit building.	
<ul style="list-style-type: none">• Denied		

- **Approved**

- **Approved**

- **Approved**

2:00 P.M.

200-19-S	ZONING DISTRICT: B3-1	WARD: 29
APPLICANT:	Belmont Real Estate, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3200 N. Harlem Avenue	
SUBJECT:	Application for a special use to expand an existing gas station with a proposed rear one-story addition to the existing convenience store and a new one-story car wash.	

- Continued to May 17, 2019 at 2:00 p.m.

201-19-Z	ZONING DISTRICT: B3-1	WARD: 29
APPLICANT:	Belmont Real Estate, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3200 N. Harlem Avenue	
SUBJECT:	Application for a variation to reduce the south end reverse corner lot setback from the required 7.5' to zero, west end setback from 5' to zero for a proposed one-story rear addition to the existing convenience store and a new one-story car wash.	

- Continued to May 17, 2019 at 2:00 p.m.

202-19-Z	ZONING DISTRICT: RT-4	WARD: 2
APPLICANT:	Jonathan Helton & Megan Webster	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1512 N. Paulina Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 28' to 2', north setback from 2' to zero, south from 2' to zero, combined side setback from 4.8' to zero for a new roof deck and stairs with trellis walls and fireplace on the existing two car garage and a new one-story open deck to serve the existing single family residence.	

- **Split vote, two for and two against. Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to May 17, 2019 at 9:00 AM for vote by fifth board member.**

203-19-Z	ZONING DISTRICT: RT-4	WARD: 2
APPLICANT:	Jonathan Helton and Megan Webster	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1512 N. Paulina Street	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 156 square feet to 101.87 square feet for a proposed garage roof deck with trellis walls, fire place and stairs on the existing garage and a new one-story open deck to serve the existing single family residence.	

- **Split vote, two for and two against. Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to May 17, 2019 at 9:00 AM for vote by fifth board member.**

WARD: 39

Adan Nieto

Same as applicant

4640 N. Kasson Avenue

Application for a variation to reduce the front setback from the required 18.38' to 11.66', rear setback from 37.5' to 32.33' for a proposed front, one-story addition, third floor addition and a canopy extended from the existing garage to serve the existing three-story, three dwelling unit building.

- **Approved**

WARD: 39

Adan Nieto

Same as applicant

4640 N. Kasson Avenue

Application for a variation to increase the floor area ratio from 0.9 to 0.97 for a proposed front, one-story addition, third floor addition and canopy extended from the existing garage which serves the existing three-story, three dwelling unit building.

- **Approved**

WARD: 39

Adan Nieto

Same as applicant

4640 N. Kasson Avenue

Application for a variation to increase the building height from the maximum 30' to 32.33' for a proposed front, one-story addition, third floor addition and a canopy extended from the existing garage which serves the existing three-story, three dwelling unit building.

- **Approved**

WARD: 40

4911 N Western, LLC

Same as applicant

4911 N. Western Avenue

Application for a special use to establish residential use below the second floor for a proposed four-story, three dwelling unit building with an attached three car garage.

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- Continued to May 17, 2019 at 2:00 p.m.

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- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

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- **Approved**

227-19-Z	ZONING DISTRICT: C1-2	WARD: 30
APPLICANT:	Avondale Bowl, LLC	
OWNER:	Milwaukee & Haussen, LLC	
PREMISES AFFECTED:	3118 N. Milwaukee Avenue	
SUBJECT:	Application for a variation to establish a public place of amusement license to serve a proposed bowling alley.	

- **Approved**

228-19-S	ZONING DISTRICT: C1-2	WARD: 8
APPLICANT:	A.I.M. (Art In Motion)	
OWNER:	Galactica Partners, LLC	
PREMISES AFFECTED:	7401-45 S. East End Avenue	
SUBJECT:	Application for a special use to establish a high school.	

- **Approved**

229-19-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	Albany Bank and Trust Company ATUT # 11-3320	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2016 N. Winchester Avenue	
SUBJECT:	Application for a variation to reduce the north setback from the required 2' to .58' (south to be 2.91'), combined side setback from 4.8' to 3.49' for proposed third floor dormer addition and to lower the basement of the existing four dwelling unit building.	

- **Approved**

230-19-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	Albany Bank and Trust Company ATUT # 11-3220	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2016 N. Winchester Avenue	
SUBJECT:	Application for a variation to increase the existing floor area ratio from 3,330.39 square feet to 3,826.732 square feet (addition of 496.342 square feet) for a proposed third floor dormer addition and to lower the basement in the existing four dwelling unit building.	

- **Approved**

231-19-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	Albany Bank and Trust Company ATUT #11-3220	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2016 N. Winchester Avenue	
SUBJECT:	Application for a variation to increase the height of the existing four dwelling unit building which is 30.83' in height by no more than 10% to 33.83' for proposed third floor dormer addition and to lower the basement of the existing building.	

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

WARD: 43

Application for a variation to reduce the rear setback from the required 28' to 2', west setback from 2.4' to zero east to be 0.79'), combined side setback from 6' to 0.79' for a proposed garage addition, access stairway and a two story addition to the existing single family residence.

Application for a variation to reduce the rear setback from the required 35' to 2', north setback from 2' to zero, south setback from 2' to zero, combined side setback from 5' to zero for a proposed two car garage, with roof deck, pool, rooftop trellis and access stair to serve the existing single family residence.

Application for a variation to reduce the north setback from the required 8.4' to 8.07', south setback from 8.4' to 5.98', combined side setback from 25.22' to 14.05' for a proposed second floor addition and front open porch to the existing single family residence.